

**WHILE THE LEASE AND ASSOCIATED RFI DOCUMENTS ARE INTENDED TO BE IN SUBSTANTIALLY THE SAME FORM, TVA RESERVES THE RIGHT TO MAKE MODIFICATIONS IT REQUIRES IN ITS SOLE DISCRETION.**

### **EXHIBIT A (HUNTSVILLE)**

#### **General Specifications**

The Base Building shall be compatible with its surroundings and meet with the requirements identified within the Design Intent Documents and shall project a professional and aesthetically-pleasing appearance including an attractive front and entrance way. The facade, downspouts, roof trim, and window casing shall be clean and in good condition.

The following finish designations/specifications are preferred. Acceptable, or equal, alternates shall be submitted to TVA for review and approval. Alternate specifications/samples shall be submitted in writing. TVA will maintain an official copy of the specification and a control sample of the material approved for the contract files.

#### **Exterior Architectural Finishes:**

- Office wing: Split face CMU with insulated metal siding or stucco finish above windows
- Shop area: Split face CMU to 8' high with insulated metal siding above
- Building frame: standard metal building frame or Bar joist
- Floor system: Structure slab on grade.
- Roofing: Standing Seam metal roof (with a 20-year warranty) having ½ /12 pitch or greater or modified bitumen on insulation board.
- Covered front entry: See Exhibits for design intent.
- Entrance Vestibule: Vestibules shall be provided at public entrances and exits wherever weather conditions and heat losses are important factors for consideration. In the event of negative air pressure conditions, provisions shall be made for equalizing air pressure.
- Entrance Doors: Building Standard Store Front or Steel.
- Other doors: Insulated steel.
- Overhead doors: 14' high by 20' wide motorized overhead doors with insulated panels in the shop area.
- Entrance Hardware: Yale, to meet ADA requirements.
- Front entry: storefront with 1" insulating glazing.
- Windows: Double pane tented glass with thermally-broken aluminum frames.
- Landscaping: Where conditions permit, the site shall be landscaped for low maintenance and water conservation with plants that are either native or well-adapted to local growing conditions

### Interior Architectural Finishes:

- Walk-off tile at Vestibule; Heuga U.S.A., FLOR; Style: 6000300004, Color: #3059 Anthracite
- Carpet: Commercial Grade Carpet Tile to meet the listed criteria. (Provide 3 color options for selection by TVA).
  - Carpet Type: Tufted, Textured, Multi Level, Patterned Loop
  - Pile Fiber: 100% Continuous Filament Nylon – Advanced Generation, Brand name
  - Dye Method: 100% Solution Dyed
  - Yarn Ply: 2, 3 or 4
  - Gauge: 1/10 or 1/12
  - Stitches: 10.0
  - Pile Weight: 24 oz. / sq. yd., minimum
- Walls: Pittsburg Paint, Altamont #2540, Satin (eggshell).
- Resilient flooring: In the break room and the test room shall be 12" x 12" x 1/8" Vinyl Composition Tile, Mannington, Essentials #121 Silver White.
- Resilient Base: Roppe 4" Rubber
- Ceiling: 2'x4' or 2'x2' Exposed Tee grid system. Color: White; Lay-in ceiling tile: USG, Auratone Radar, color: white. Ceilings shall have a minimum noise reduction coefficient (NRC) of 0.60 throughout the TVA-demised area.
- Ceiling Height 8'-6".
- Lighting: 2x4, 3 Bulb Florescent Lighting (electronic ballasts and T8 lamps) with prismatic lenses in small offices, conference rooms, storage and restrooms, and parabolic lenses in open office space. Lighting levels: In quantity and layout for all office areas and conference rooms, to produce 50 foot-candles of light at 30" AFF (above finished floor) after installation of office furniture to ensure a maintained foot-candles at working surface height throughout work spaces. All fixtures are to be wired with flex conduit for ease of relocation.
- Lighting controls: Occupancy sensor controls throughout the Premises recommended for energy efficiency.
- Millwork shall be commercial grade with laminate cabinets and tops or better – submit design or shop drawings for review and approval.
- Provide water filter in break room.
- Restrooms to have ceramic floor tile and base. Walls around fixtures to have ceramic or other surface for ease of maintenance and a water resistant - washable service.
- Levelor, Riveria 1" Mini-Blinds for Windows (manufacturers standard colors to be submitted for review and approval).
- Insulation: R-13 or greater in walls and R-19 or greater at roof structure. Building envelope and systems shall meet energy code 10CFR 344 & 435
- Interior Hardware: Yale, ADA Lever hardware with stainless steel finish with TVA locksets. Sound Attenuation: 4" Sound attenuation batts 24" on each side of Office and Conference Room walls above ceiling.

### Building Systems

- 2 or more high efficiency heatpumps. HVAC Systems appropriately sized and zoned for the Premises with standard thermostats or programmable thermostats with occupant setpoint control designed for heatpump use.

- 2-225 AMP (450 Total amp) electrical service. Pull electrical and cable to j-boxes (coordinate exact locations with TVA).
- Lessor to coordinate with TVA for TVA's phone lines and Security Equipment installation requirements.
- Sound Masking: Preferred
- Test room: Coordinate with TVA for special electrical requirements
- Power for TVA furnished steelcase office furniture will be by way of ceiling mounted power pole. Coordinate with TVA for locations of junction boxes and electrical circuits.

#### Utilities

- Broadband service required though DSL or T-1 lines.
- City Water, Electric, and Telephone.

#### Parking

- Asphalt lot with Parking for a minimum of 46 automobiles (36 outside the fence, 10 inside fence)

**NOTE: All areas of this site including but not limited to parking, building structure and building features must meet ADA and all other legal requirements as listed herein.**

*(FOR SUBSTATION SITE ONLY: Construction practices at this site should be coordinated to TVA.)*